Davidson County DEEDWARR
Recvd: 12/19/06 10:15 2 pgs
Fees:13.00 Taxes:547.60

20061219-0156103

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
10579 Cedar Grove Rd., Ste 140
Smyrna, TN 37167
06TN03660 06TN03660

# WARRANTY DEED

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
**$148,000.00**

Deborah A Olague
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 14th day of December, 2006.

Gail C. Victory
Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Deborah A. Olague** | **Mortgage Lenders of America, LLC** | **146-08-0-182.00** |
| **5008 Timberhill Drive** | **8400 West 110th St, Ste 500** | |
| **Nashville, TN 37211** | **Overland Park, KS 66210** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Ronald Olague and wife, Lilda Olague**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Deborah A. Olague, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 350 on the Plan of Section Five, Crieve Hall Estates, as of record in Book 2133, page 91, Register's Office for Davidson County, Tennessee,

Said Lot No. 350 fronts 90 feet on the easterly side of Timberhill Drive and runs back 200 feet on the northerly line and 204 feet on the southerly line, to a dead line, measuring 105 feet thereon.

Being the same property conveyed to Ronald Olague and wife, Lilda Olague by Warranty Deed from Helen Faye Owen, dated June 30, 2006, and recorded July 6, 2006, in Instrument No. 20060706-0080821, and previously conveyed to Helen Faye Owen, by Warranty Deed from Stephen L. Moffitt and wife, Donna G. Moffitt, dated January 8, 1988 and recorded January 12, 1988 in Book 7447, page 410, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved ( )
This is improved ( X) property known as **5008 Timberhill Drive, Nashville, TN 37211**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of December, 2006.

Ronald Olague
Ronald Olague

Lilda Olague by Ronald Olague attorney in fact
Lilda Olague by Ronald Olague, attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Olague the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of December, 2006.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

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**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

On this the 14 th day of December, 2006, before me personally appeared Ronald Olague, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Lilda Olague as his/her Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said Lilda Olague.

Witness my hand and official seal at Brentwood, Tennessee, this the 14th day of December, 2006.

My commission expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010